

43-2-77  
#277

38-187

THAT I, RICHARD KNOWLES,

of Brewerton, New York,  
~~x (being married)~~ for consideration paid,

grant to RICHARD A. LUTZ and SHEILA A. LUTZ

of Calais, Maine, 011414  
with warranty covenants, as joint tenants, the land in Waterville, Kennebec  
County, State of Maine.

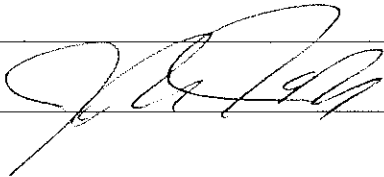
SEE ATTACHED EXHIBIT A

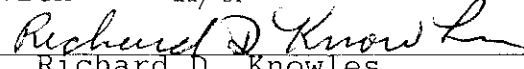
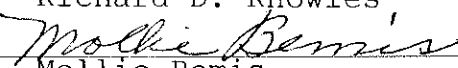
TRANSFER  
TAX  
PAID

RE TRANS  
TO  
PRC  
CF  
TM  
PPC

Witness our hands and seals this

12th day of June 1990.



  
Richard D. Knowles  
  
Mollie Bemis

State of Maine, County of

ss.:

June 12, 1990

Then personally appeared the above named, Richard D. Knowles,

and acknowledged the foregoing instruments to be his free act and deed.

LINDA L. HEFTI, Notary Public, State of New York  
No. 4918012  
Qualified in Oswego County  
Commission Expires December 28, 1991

  
LINDA L. HEFTI

☐ Justice of the Peace  
☐ Attorney at Law  
☒ Notary Public

EXHIBIT A

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and being a part of land developed under the name of Silvermount, Plan of said Silvermount having been made by E. W. Crawford, C.E., and which Plan is recorded in Kennebec Registry of Deeds, said lot being numbered 58 on said Plan, and reference is made to said Plan for a more particular description of said Lot 58.

Together with another lot or parcel of land lying next easterly of Lot 58 and bounded and described as follows, to wit: Beginning at the northeasterly corner of Lot 58 and running easterly in an extension of the northerly line of Lot 58 to the easterly line of land of James E. Poulin, et al.; thence running in a general southerly direction in the easterly line of land of the said James E. Poulin, et al., to a point opposite the southerly line of Lot 58; thence running westerly in a line constituting an easterly extension of the southerly line of Lot 58 to the southeasterly corner of Lot 58; thence running northerly in the easterly line of Lot 58 to the point begun at. It is definitely understood that the easterly boundary of this second parcel is wherever the easterly line of land of James E. Poulin, et al., actually is and no warranty is made as to the dimensions or points of this second lot herein conveyed, it being understood that when reference to the easterly line of land of the said James E. Poulin, et al., is made, this line is the westerly line of the property formerly known as the Gilman property.

Together with a right of way, in common with others, over the streets as shown on said Plan, except that it is understood that this instrument does not convey to said grantee any rights in reference to that portion of a street shown on Plan of Silvermount lying between Lot 66 on the north side and Lots 67 and 68 on the south side, said proposed road as shown on Plan of Silvermount having been eliminated by reason of a relocation of Lots 67 and 68.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered (I) to (VII), both inclusive, as recited in a Warranty Deed in Joint Tenancy from Alfred Joseph Boucher to Merle B. Reed, et al., dated June 25, 1959 and recorded in the Kennebec Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Richard D. Knowles by Warranty Deed of Charles Edward Bemis dated December 23, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3487, Page 264.

The said Charles Edward Bemis died on April 7, 1989 in St. Petersburg, Florida. The said Mollie Bemis is hereby releasing her life estate interest in said property.

RECEIVED KENNEBEC SS.

1990 JUN 14 AM 9:00

WITNESSES: James E. Poulin, et al.